



**Connells**

Coombe Road  
Bushey





## Property Description

Connells are pleased to bring this well-presented semi-detached home to the market that is situated on a sought after residential road in Bushey Heath. The property comprises of two reception rooms, three double bedrooms with an additional single bedroom as well as a contemporary fitted kitchen and family style bathroom. The property benefits from an en-suite to the master bedroom, a boarded loft, off-street parking and garage, a good-sized rear garden as well as holding the potential to extend (STPP).

The ideal family home, this property is conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as the A41, M1 and M25 motorways. There are a variety of nurseries, primary schools and secondary schools within close proximity in addition to King George Recreation Grounds only being a few minutes' walk away.

The property is also close by to the vibrant Bushey Heath and Bushey Village which are full of many different shops and eateries. Watford high street, shopping centre and Radlett are also just a short drive away providing further shops, eateries, amenities, recreational and entertainment facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please call Connells today.

## Entrance Hall

Door to front aspect, stairs to first floor landing, under-stairs cupboard, radiator.

## Lounge

23' 10" x 10' ( 7.26m x 3.05m )

Window to front aspect, double glazed, radiator, television point, telephone point.

## Dining Room

11' 5" x 8' 6" ( 3.48m x 2.59m )

French doors to rear aspect, double glazed, to rear garden, radiator.

## Kitchen

11' 5" x 8' 5" ( 3.48m x 2.57m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, stainless steel sink with drainer, gas hob, electric oven, cooker-hood, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall, access to boarded loft.

## Bedroom One

12' 8" x 9' 7" ( 3.86m x 2.92m )

Window to front aspect, double glazed, radiator.

## En-Suite

Window to rear aspect, double glazed, shower cubicle, WC, wash hand basin.

## Bedroom Two

13' 7" x 10' 6" ( 4.14m x 3.20m )

Window to front aspect, double glazed, radiator.

## Bedroom Three

10' 4" x 10' ( 3.15m x 3.05m )

Window to rear aspect, double glazed, radiator.

## Bedroom Four

9' x 6' 7" ( 2.74m x 2.01m )

Window to front aspect, double glazed, radiator.

## Bathroom

Window to side aspect, double glazed, bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

## Outside

### Front Garden

Block paved driveway, access to garage.

### Garage

Up and over doors.

### Rear Garden

### Agents Note

Under the terms of the Estate Agency Act 1979 we are obliged to disclose that the vendor of this property is a family member of an employee of Connells Estate Agents.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 020 8950 4404**  
**E bushey@connells.co.uk**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/BUS306452](http://connells.co.uk/Property/BUS306452)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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